

# To Let



## Wythenshawe

1C Hale Top, Civic Centre, M22 5RG

407 sq ft (37.81 sq m)

Rent on Application

Subject to Vacant Possession

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**Location & Description:**

- Wythenshawe Civic Centre is a popular hub situated in a large suburb in southern Manchester. The town benefits from direct access to major roadways such as the M56, M60, and other key routes to the city centre.
  - The town centre offers over 350,000 sq ft of retail space, around 750 free car parking spaces.
  - The shopping centre is anchored by popular retailers such as Asda, Boots, B&M and Home Bargains.
  - The premises occupies a prominent position, with occupiers in the immediate vicinity including Farmfoods, Poundland, Greggs and Wynsors.
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**Demise:**

Ground Floor 407 sq ft (37.81 sq m)

**Rent:**

Available upon request.

**Lease:**

A new full repairing and insuring lease for a term of years to be agreed.

**Service Charge:**

On-account service charge for the current year stands at approximately £1,276.52.

**EPC:**

Available upon request.

**Legal and Professional Fees:**

Each party to bear their own costs.

**Rating Assessment:**

Rateable Value (April 2023) – £11,000.

**Date Prepared:**

January 2025

**Contact Us:****Jessica Swain**

07885 127366

[jessica@barkerproudlove.co.uk](mailto:jessica@barkerproudlove.co.uk)

**Tom Prescott**

07841 168163

[tom@barkerproudlove.co.uk](mailto:tom@barkerproudlove.co.uk)

